

MINUTES
Montana Fish, Wildlife & Parks
Commission Conference Call Meeting
1420 East 6th Avenue – Helena Headquarters
Helena, MT 59620
JUNE 25, 2007

Commission Members Present: Shane Colton, Vice-Chairman; Vic Workman; Dan Vermillion; Willie Doll.

Fish, Wildlife & Parks Staff Present: Jeff Hagener, Director; Chris Smith, Chris Hunter, Bob Snyder, Regena Peterson.

Topics of Discussion:

- 1. Opening – Call to Order**
- 2. Purchase of Fort Peck Hatchery Residence - Endorsement**

1. Call to Order. Vice-Chairman Colton called the conference call meeting to order at 9:00 a.m.

2. Purchase of Fort Peck Hatchery Residence – Endorsement. Chris Hunter, FWP Fisheries Division Administrator, explained that FWP provides housing for all hatchery managers because they are required to be on-call at the hatchery so much of the time, and they are responsible for security duties as well.

Initially, it was hoped that the Corp of Engineers would build two houses at the Ft. Peck Hatchery, however that is not going to happen, and it is a very costly and procedurally intensive endeavor to build a house through the State.

The Department discovered this particular house for sale in Fort Peck for \$138,500. The purchase of this house would be funded through the hatchery capital budget, not with Warmwater Stamp monies. FWP has made a full-price offer and put \$1,000 earnest money down on it.

FWP is currently leasing two houses, plus paying utilities, for two hatchery personnel. One staff member may lose his rental as the owners are considering selling the house. The plan is to place the hatchery manager in this house, and the assistant manager in the house currently occupied by the manager.

Doll asked if it is FWP policy to furnish housing for hatchery personnel. Bob Snyder, FWP Hatchery Bureau Chief, replied yes, that staff is required to remain onsite at hatcheries for 24 hours a day for 7 day periods so they can be available to respond if something goes wrong at the facility. To offset that condition of employment, FWP provides housing at all of the hatcheries.

Doll stated that he had looked into the house, and two of the four bedrooms are in the basement, and the windows in those rooms are not up to code.

Snyder said he was aware of that situation, and knew that egress windows would need to be installed.

Vermillion noted that there will be an opportunity to request modifications after the home inspection is completed. Commonly, a seller has to fund egress windows.

Workman stated that FWP was aware that the windows did not meet code when the full-price offer was made.

Doll said the Department will have to spend more money on it after it is purchased as far as utilities and taxes. Chris Hunter noted that FWP has to pay utility costs regardless.

Vermillion asked if the house could be financed, or if it must be paid for upfront.

Hunter said he was not sure, as that has never been done before. Hagener stated that he was unsure as well, because the Department has always paid up front. The cost would also have to be included in the budget each year. Hunter said his preference would be to pay up front, rather than pay interest.

Colton asked what the appraisal revealed. Snyder and Hunter stated they had not seen the appraisal yet. Doll voiced the concern that the appraiser is a cousin to the owner.

Hunter said the Division has been looking for a house for some time, and the price doesn't seem unreasonable compared to other sales in the area.

Action: Colton moved and Workman seconded the motion to approve purchase of the residence under the condition that it appraises for the purchase price.

Discussion on Motion: Further discussion followed regarding the windows in the basement.

Action on Motion: Colton amended the motion to include the negotiation of egress windows in the purchase offer. Workman seconded the amendment. Motion carried.

The conference call meeting adjourned at 9:30 a.m.

Shane Colton, Vice-Chairman

M. Jeff Hagener, Director